

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number:

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease contract to Update Lease Sections 4.01 and 4.05 Subparagraph I.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

1. Paragraph 4.01 **SCHEDULE FOR COMPLETION OF SPACE (OCT 2016)** of the Lease No. GS-01P-LRI05039 is deleted in its entirety and replaced with the following:

SEE PAGE 2

This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)
Name: Joseph R. Paolino, Jr.
Title: Manager
Entity Name: Waybosset Hill Investments, LLC
Date: February 4, 2019

FOR THE GOVERNMENT:

Signature: (b) (6)
Name: Nicholas Caron
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3/5/19

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)
Name: Wayne M. Kezirian
Title: General Counsel
Date: February 4, 2019

4.01 SCHEDULE FOR COMPLETION OF SPACE (OCT 2016)

Design and construction activities for the Space shall commence upon Lease award. The Lessor shall schedule the following activities to achieve timely completion of the work required by this Lease:

A. Government-Provided Design Intent Drawings (DIDs): The Government shall prepare and provide to the Lessor the Government's approved DIDs based upon the base Building documents provided by the Lessor as required in the paragraph titled "Documents Incorporated in the Lease" paragraph of this Lease. These DIDs will detail the TIs to be made by the Lessor within the Space. DIDs shall be due to the Lessor within 90 calendar days from the later of award or delivery of final floor plans from the Lessor to the Government.

B. DIDs. For the purposes of this Lease, DIDs are defined as fully dimensioned drawings of the leased Space which reflect all Lease requirements provided by the Government sufficient for the preparation of construction documents (CDs), including, but not limited to:

1. Generic furniture layout, wall, door, and built-in millwork locations;
2. Telephone, electrical, and data outlet types and locations;
3. Information necessary for calculation of electrical and HVAC loads;
4. Work related to security requirements; and
5. All finish selections.

C. SUBPARAGRAPH INTENTIONALLY DELETED

D. The Lessor's preparation and submission of construction documents (CDs): The Lessor as part of the TI must complete CDs conforming to the approved DIDs. The Lessor shall have 7 calendar days to review the DIDs for code compliance. The Lessor's construction documents (CDS) shall be submitted at 50%, and 100% completion. The first drawing submission shall be due to the Government within 20 calendar days after the 7 calendar day review period of the DIDs for code compliance. Subsequent revision submissions shall be submitted within 20 calendar days of receipt of the Government's review comments by the Lessor. The pricing for this work is included under the A/E fees established under Section 1 of the Lease. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within 7 calendar days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

E. Government review of CDs: The Government shall perform each review of construction documents within 14 calendar days of receipt of such from the Lessor. The Government shall review CDs before Lessor proceeds to prepare a TI price proposal for the work described in the CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

F. The Lessor's preparation and submission of the TI price proposal: The Lessor shall prepare and submit a complete TI price proposal in accordance with this Lease within 30 calendar days following the end of the Government CD review period.

G. SUBPARAGRAPH INTENTIONALLY DELETED

H. Negotiation of TI and BSAC price proposals and issuance of notice to proceed (NTP): The Government shall issue NTP within 21 calendar days following the submission of the TI and BSAC price proposals, unless these have been priced as turnkey, provided that price proposals conform to the requirements of the Lease and the parties negotiate a fair and reasonable price.

I. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 120 calendar days following issuance of NTP.

INITIALS

(b) (6)

LESSOR

&

(b) (6)

GOV'T

2. Paragraph 4.05 **GREEN LEASE SUBMITTALS (OCT 2016)** Sub-Paragraph I of the Lease No. GS-01P-LRI05039 is deleted in its entirety and replaced with the following
 - I. A written commissioning plan submitted to the LCO within 10 calendar days after completion of the CDs, if applicable, that includes:
 1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and
 2. A description of how commissioning requirements will be met and confirmed.
3. All other terms and conditions remain in full force and effect.

INITIALS: _____

(b) (6)

&

(b) (6)

GOV'T

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number:

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease contract

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

- 1. Notice To Proceed:** This Lease Amendment (LA) is the Notice To Proceed to construct all tenant improvements as specified within the Lease **GS-01P-LRI05039**, all associated documents and requirements, and as contained in those construction documents created by Vision 3 Architects referenced as Social Security (OHO) 33 Broad St 4th Floor, Providence RI 02903 Issued for Construction 7/23/19 (CS,A0.1, A0.2, A0.3, A1.1, A2.1, A4.1, A7.1, A8.1, A8.2, FP0.1, FP1.1, P0.1,P0.2, P1.1, M0.1, M0.2, M0.3, M0.4, M1.1, M2.1, M3.1, M3.2, E0.1, E0.2, E0.3, E0.4, E0.5, E0.6, E0.7, E1.1, E2.1, E3.1, SC0.01, SC0.02, SC1.04, SC2.01, TCO.01, TC0.02, TC0.04, TC1.04,TC2.01, TC3.01, TC4.01 dated July 23, 2019 and contains 44 pages
The total cost for the complete build out of all Tenant Improvements inclusive of any and all A&E fees, Mechanical fees, Project Management fees, Lessor profit, and overhead, and any and all other costs and fees is (b) (4). Of the total cost for the Tenant Improvements, the Tenant Improvement Allowance (TIA) of (b) (4) and Building Specific Amortized Capital of (b) (4) shall be amortized into the rent per the terms of the Lease. The remaining balance of \$ (b) (4) shall be paid in lump sum. Payment shall be made after the Lessor's completion of the Tenant Improvements as noted above and the Government's inspection and acceptance of the space by the Contracting Officer.

SEE PAGE 2

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR (b) (6)
 Signature: _____
 Name: Arthur Lima
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 5/1/2020

FOR THE GOVERNMENT (b) (6)
 Signature: _____
 Name: Ni
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 5/6/2020

WITNESSED BY (b) (6)
 Signature: _____
 Name: Shane Brackett
 Title: Property Manager
 Date: 5/1/2020

INITIALS: (b) (6) & (b) (6)
 LESSOR GOV'T

2. **Change Orders:** Any changes to the Construction Drawings and/or materials, equipment or other as (products) specified in the lease requirements will be consider a change order. The lessor shall evaluate the change request to determine the impact to scope, cost, schedule, and impact on any applicable codes. The Government shall review any proposed change order costs to determine if they are fair and reasonable. All authorized change orders must have prior written approval of the Lease Contracting Officer. Any changes performed without the written authorization of the Lease Contracting Officer shall be the liability of and the sole responsibility of the lessor. For all authorized change orders, the maximum General Contractor fee shall not exceed (b) (4)
3. **Lump Sum Invoicing:** The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS _____ and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS: (b) (6) & (b) (6) LESSOR & GOV'T

Lease Amendment Form 12/12

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #3 for additional outlets and PCO #6 for Security System Changes.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Following a Government review of Lessor PCO #3, dated May 27, 2020 all of which are depicted in Exhibit G attached , the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
2. Following a Government review of Lessor PCO #6 dated July 7, 2020-all of which are depicted in Exhibit H attached , the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
3. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #s 3 and 6 for the above referenced lease; all of which are depicted in Exhibits G and H not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 4 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: Shane Br
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 8/13/2020

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/19/2020

WITNESSED FOR

Signature: _____
 Name: Way
 Title: General Counsel
 Date: 8/19/2020

4. The total amount (lump sum payment) of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:

(b) (6)
LESSOR

&

(b) (6)

POTENTIAL CHANGE ORDER**PCO # 03****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: 5/27/2020**Change Order Description:**

To furnish and install two (2) quad outlets, one (1) in conference room #1 and one (1) in conference room #2, per E0.3 and E1.1 dated 5/20/20. Also, adding six (6) additional tel/data drops as shown on E0.3 & TC1.04 revised 5/20/20.



Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau

Date:

Ryan Haggerty

Date:

Arthur Lima

Date:

727 Washington St. South Attleboro, MA 02703

Phone: 508-

(b) (6)

Fax: 508-

(b) (6)

INITIALS:

LESSOR

&

GOV'T

**Nadeau Corporation**

Construction Development & Engineering

POTENTIAL CHANGE ORDER**PCO # 06 REVISED****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: July 7, 2020**Change Order Description:**

Proposed security using the ACTi video nodes. Please see summary explanation along with the estimate and submitted data on equipment. This supersedes PCO #04.

(b)**(4)**

Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau
Date:

Ryan Haggerty
Date:

Arthur Lima
Date:

727 Washington St. South Attleboro, MA 02703

Phone: 508-

(b) (6)

Fax: 508-

(b) (6)

INITIALS:

LESSOR

GOV'T

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #7 for Electrical work related to the existing Herman Miller Furniture Feeds and to furnish and install wiring for the furniture poles.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Following a Government review of Lessor PCO #7, dated August 4, 2020 all of which are depicted in Exhibit I attached, the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
2. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #7 for the above referenced lease; all of which are depicted in Exhibit I not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 3 pages including Exhibit I.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: _____
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 9/25/2020

FOR THE GOVERNMENT:

Signature: _____
 Name: Nicholas...
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 9/28/2020

WITNESSED FOR THE

Signature: _____
 Name: Wayne K...
 Title: General Counsel
 Date: 9/25/2020

3. The total amount (lump sum payment) of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS: (b) (6) & (b) (6)
LESSOR GOV'T

**Nadeau Corporation**

Construction Development & Engineering

POTENTIAL CHANGE ORDER**PCO # 07****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: August 4, 2020**Change Order Description:**

Electrical work related to existing Herman Miller Furniture Feeds
Electric – furnish and install the wiring for the furniture poles.



Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau
Date:

Ryan Haggerty
Date:

Arthur Lima
Date:

727 Washington St. South Attleboro, MA 02703

Phone: 508-

(b) (6)

Fax: 508-

(b) (6)

INITIALS:

&
LESSOR

GOV'T

(b) (6)

(b) (6)

ESIGN DISCLOSURES AND CONSENT

It is required by law to provide you with certain disclosures and information about the products, services or accounts you may receive or access in connection with your relationship with us ('Required Information'). With your consent, we can deliver Required Information to you by a) displaying or delivering the Required Information electronically; and b) requesting that you print or download the Required Information and retain it for your records.

This notice contains important information that you are entitled to receive before you consent to electronic delivery of Required Information. Your consent also permits the general use of electronic records and electronic signatures in connection with the Required Information.

After you have read this information, if you agree to receive Required Information from us electronically, and if you agree to the general use of electronic records and electronic signatures in connection with our relationship, please click the 'I ACCEPT' button below.

Statement of electronic disclosures:

You may request to receive Required Information on paper, but if you do not consent to electronic delivery of Required Information, we cannot proceed with the acceptance and processing to create a relationship with you in connection to the products, services or account.

If you consent to electronic delivery of Required Information, you may withdraw that consent at any time. However, if you withdraw your consent we will not be able to continue processing to create a relationship with you in connection to the products, services or account.

If you consent to electronic disclosures, that consent applies to all Required Information we give you or receive from you in connection with our relationship and the associated notices, disclosures, and other documents.

You agree to print out or download Required Information when we advise you to do so and keep it for your records. If you are unable to print or download any Required Information, you may call us and request paper copies. If you need to update your e-mail address or other contact information with us, you may do so by calling us and requesting the necessary updates.

If you wish to withdraw your consent to electronic disclosures, you may do so by calling us and requesting withdrawal of consent. After consenting to receive and deliver Required Information electronically, you may request a paper copy of the Required Information by calling us.

If you do not have the required software and/or hardware, or if you do not wish to use electronic records and signatures for any other reason, you can request paper copies of the Required Information to be sent to you by calling us.

Your consent does not mean that we must provide the Required Information electronically. We may to, at our option, deliver Required Information on paper. We may also require that certain communications from you be delivered to us on paper at a specified address.

I have read the information about the use of electronic records, disclosures, notices, and e-mail, and consent to the use of electronic records for the delivery of Required Information in connection with our relationship. I have been able to view this information using my computer and software. I have an account with an internet service provider, and I am able to send e-mail and receive e-mail with hyperlinks to websites and attached files. I also consent to the use of electronic records and electronic signatures in place of written documents and handwritten signatures.

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #9 to furnish and install Locksets on the rear Hearing Room Doors.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Following a Government review of Lessor PCO #9, dated August 28, 2020 all of which are depicted in Exhibit J attached , the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
2. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #9 for the above referenced lease; all of which are depicted in Exhibit J not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 4 pages including Exhibit J

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: Shane Br...
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 9/24/2020

FOR THE GOVERNMENT:

Signature: _____
 Name: Nicholas Caron
 Title: Lease Contracting Officer
 Date: 9/28/2020

WITNESSED FOR THE

Signature: _____
 Name: Wayne Ke...
 Title: General Counsel
 Date: 9/24/2020

3. The total amount (lump sum payment) of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIAL (b) (6) & (b) (6)
LESSOR GOV'T

POTENTIAL CHANGE ORDER**PCO # 09****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: August 28, 2020**Change Order Description:**

Kamco Supply of New England: Replace 4 (four) storeroom functional single cylinder locksets with 4 (four) institutional functional double cylinder locksets.



Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau
Date:

Ryan Haggerty
Date:

Shane Brackett
Date:

INITIALS:

A black rectangular box with the text "(b) (6)" in large, bold, red font, indicating a redacted area for initials.

LESSOR

A black rectangular box with the text "(b) (6)" in large, bold, red font, indicating a redacted area for initials.

GOV'T

BUILDING THE FUTURE - TOGETHER



Cranston
 Kamco Supply Corp of NE
 37 Amflex Drive
 Cranston, RI 02921
 401-463-5266
 Fax: 401-463-5967

Exhibit J Lease Amendment No. 5 – GS-01P-LRI05039 Page 4 of 4

**QUOTE**

2008-274753

PAGE 1 OF 1

SOLD TO
NADEAU CORPORATION 727 WASHINGTON STREET SOUTH ATTLEBORO MA 02703

JOB ADDRESS
NADEAU CORPORATION SOCIAL SECURITY 33 BROAD STREET 4TH FLOOR PROVIDENCE RI 508 399-6776

ACCOUNT	JOB
09746	0
CREATED ON	08/26/2020
EXPIRES ON	09/25/2020
BRANCH	CR
CUSTOMER PO#	
STATION	CRAB
CASHIER	CRAB
SALESPERSON	CR1
ORDER ENTRY	CRAB
MODIFIED BY	

(b) (4)

INITIALS:

(b) (6)

&

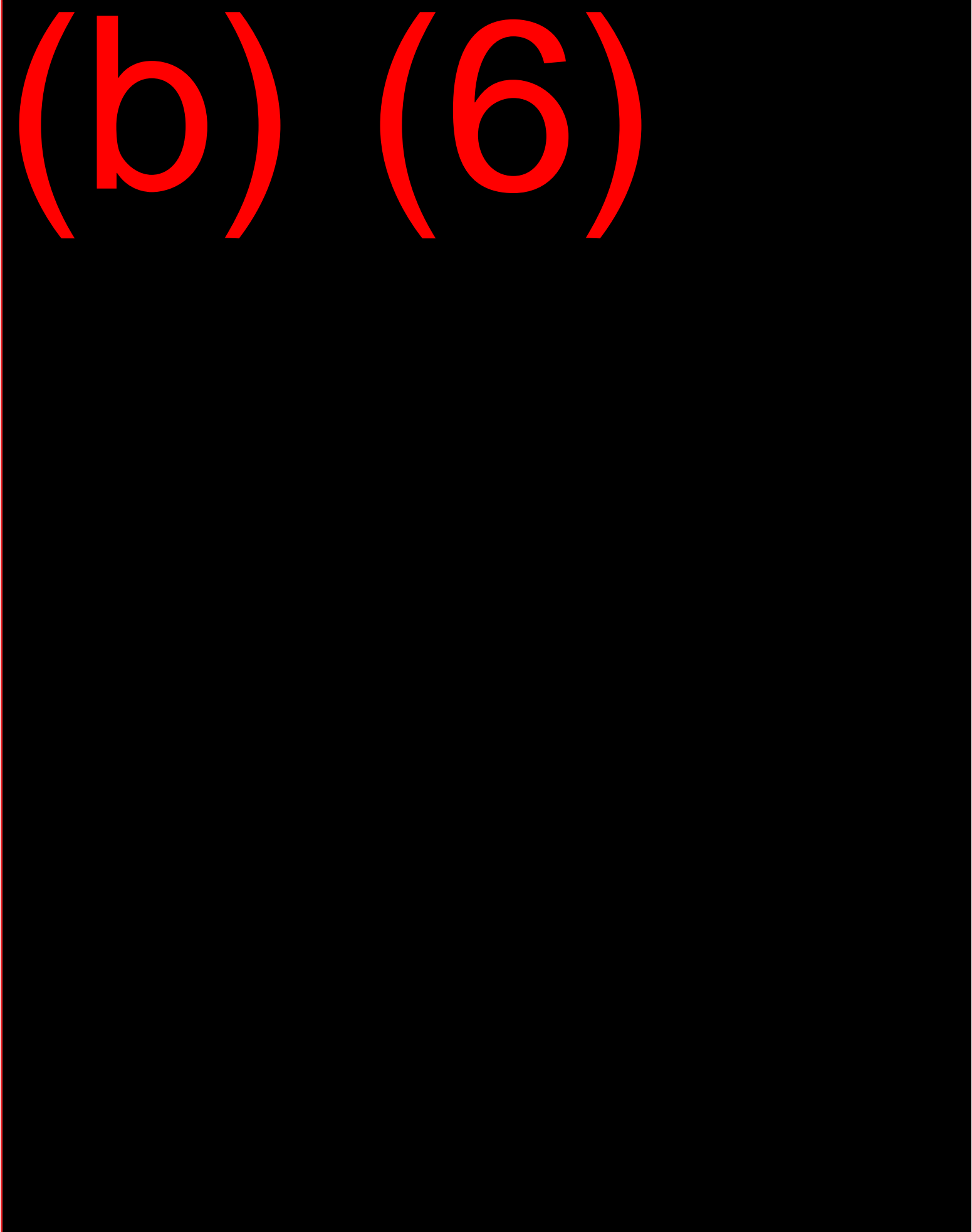
(b) (6)

LESSOR

GOV'T

(b) (6)

(b) (6)



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #10 to furnish and install Keypad Locksets on three restrooms and Lessor PCO #11 to furnish and install Solar Tint per updated CDs.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Following a Government review of Lessor PCO #10, dated September 23, 2020, all of which are depicted in Exhibit K attached, the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #10 for the above referenced lease; all of which are depicted in Exhibit K not to exceed the amount of (b) (4)
2. Following a Government review of Lessor PCO #11, dated September 29, 2020, all of which are depicted in Exhibit L attached, the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #11 for the above referenced lease; all of which are depicted in Exhibit L not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 8 pages including Exhibits K and L.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)

Signature: _____
 Name: _____
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 11/4/2020

FOR THE GOVERNMENT:

(b) (6)

Signature: _____
 Name: Nicholas
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11/5/2020

WITNESSED BY:

(b) (6)

Signature: _____
 Name: 2EFBE3585DDF4E1...
 Title: General Counsel
 Date: 11/4/2020

3. The total amount of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS (b) (6) & (b) (6)
LESSOR GOV'T

**Nadeau Corporation**

Construction Development & Engineering

POTENTIAL CHANGE ORDER**PCO # 10****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903**To:** Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905**Date:** 9/23/20**Change Order Description:**

(b) (4)

727 Washington St. South Attleboro, MA 02703 Phone: 508-399-6 (b) (6) x: 508-399 (b) (6)

INITIALS:

LESSOR

GOV'T

**Nadeau Corporation**

Construction Development & Engineering

Authorized: 

(b) (6)

Architect
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner
Paolino Properties
100 Westminster Street
Providence, RI 02903

Ryan Haggerty
Date:

Shane Brackett
Date:

727 Washington St. South Attleboro, MA 02703 Phone: 508-399-67

(b) (6)

(b) (6)

INITIALS:

&
LESSOR

GOV'T

BUILDING THE FUTURE - TOGETHER



Kamco Supply Corp of NE
37 Amflex Drive
Cranston, RI 02921
401-463-5266
Fax: 401-463-5967

**QUOTE**

2009-294423 R1 PAGE 1 OF 1

SOLD TO
NADEAU CORPORATION 727 WASHINGTON STREET SOUTH ATTLEBORO MA 02703

JOB ADDRESS
NADEAU CORPORATION SOCIAL SECURITY OHO 33 BROAD STREET PROVIDENCE RI 508 399-6776

ACCOUNT	JOB
09746	0
CREATED ON	09/17/2020
EXPIRES ON	10/17/2020
BRANCH	CR
CUSTOMER PO#	
STATION	CRAB
CASHIER	CRAB
SALESPERSON	CR1
ORDER ENTRY	CRAB

LEAD TIME
2 DAYS

(b) (4)

INITIALS

(b) (6)

&

(b) (6)

LESSOR

GOV'T

BUILDING THE FUTURE - TOGETHER



Cranston
Kameo Supply Corp of NE
37 Amflex Drive
Cranston, RI 02921
401-463-5266
Fax: 401-463-5967



QUOTE

2009-296799

PAGE 1 OF 1

SOLD TO
NADEAU CORPORATION 727 WASHINGTON STREET SOUTH ATTLEBORO MA 02703

JOB ADDRESS
NADEAU CORPORATION SOCIAL SECURITY OHO 33 BROAD STREET PROVIDENCE RI 508 399-6776

ACCOUNT	JOB
09746	0
CREATED ON	09/21/2020
EXPIRES ON	10/21/2020
BRANCH	CR
CUSTOMER PO#	
STATION	CRAB
CASHIER	CRAB
SALESPERSON	CR1
ORDER ENTRY	CRAB
MODIFIED BY	

LEAD TIME

5-7 BUS

(b) (4)

Signature

INITI

(b) (6)

&

LESSOR

(b) (6)

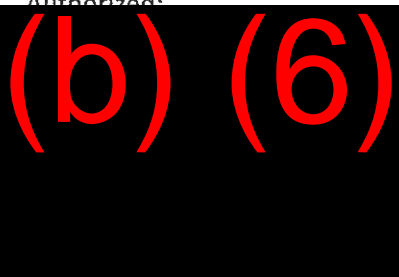
GOV'T

**Nadeau Corporation**

Construction Development & Engineering

POTENTIAL CHANGE ORDER**PCO #11****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903**To:** Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905**Date:** 9/29/2020**Change Order Description:**

Solar Tint Proposal for Privacy in accord with Vision 3 Drawings

**Architect**
Vision 3 Architects
225 Chapman Street
Providence, RI 02905**Owner**
Paolino Properties
100 Westminster Street
Providence, RI 02903Ernie Nadeau
Date:Ryan Haggerty
Date:Shane Brackett
Date:

727 Washington St. South Attleboro, MA 02703 Phone: 508-399-6[REDACTED] 508-399-

INITIALS:

&
OR

GOV'T

SOLAR TINT

225B George Waterman Road - Johnston, Rhode Island 02919

(401) 233-0075 800-649-0767 Fax (401) 233-0086

Email: solartintri@verizon.net • www.solartintri.com

PROPOSAL SUBMITTED TO NADREAU CORPORATION	PHONE 508-399-6776	DATE 9-22-20
STREET 727 WASHINGTON ST.	JOB NAME S.S. OFFICE	
CITY, STATE AND ZIP CODE S. ATTLEBORO, MA 02703	JOB LOCATION 33 BROAD ST. PROV.	
ARCHITECT	DATE OF PLANS	EMAIL FAX

(b) (4)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Our workers are fully covered by Workmen's Compensation Insurance.

Aut
Sign

(b) (6)

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____

Signature _____

INITIALS: _____

&

LESSOR

GOV'T

(b) (6)

(b) (6)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #12 to furnish and install Additional Access Points.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- Following a Government review of Lessor PCO #12, dated November 11, 2020, all of which are depicted in Exhibit M attached, the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
- Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #12 for the above referenced lease; all of which are depicted in Exhibit M not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 3 pages including Exhibit M.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: Shane Brackett
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 12/10/2020

FOR THE GOVERNMENT

Signature: _____
 Name: Nicholas Caron
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/11/2020

WITNESSED

Signature: _____
 Name: General Counsel
 Title: General Counsel
 Date: 12/10/2020

3. The total amount (lump sum payment) of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS (b) (6) & (b) (6)
LESSOR GOV'T

POTENTIAL CHANGE ORDER**PCO # 12****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: Nov. 11, 2020**Change Order Description: Additional Access Points per the Attached Request.**

Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau
Date:

Ryan Haggerty
Date:

Shane Brackett
Date:

INITIALS:

A small black rectangular box used to redact the initials of the LESSOR. The text "(b) (6)" is printed in red over the box.

&
LESSOR

A small black rectangular box used to redact the initials of the GOV'T. The text "(b) (6)" is printed in red over the box.

GOV'T

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number: (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease to incorporate the Inspection Report On Work Under Contract into the Lease, to accept the space as substantially complete, to establish the Lease Term; to revise Lease section 1.05, to revise Lease section 1.12, to establish the total Tenant Improvement and BSAC cost; to provide the method of payment for the total Tenant Improvement and BSAC cost.

Now therefore, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- 1) The Providence RI OHO Inspection Report on Work under Contract dated November 12, 2020 (attached as Exhibit N) shall be incorporated into the Lease. Re-inspection of the Space to confirm all Punch List items are complete shall take place on or before December 4, 2020.
- 2) The Government accepts the space as substantially complete as of November 12, 2020.

SEE PAGE 2

This Lease Amendment contains 4 pages including Exhibit N.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)

Signature: _____
 Name: Shane Brackett
 Title: Property Manager
 Entity Name: Weybosset Hill Investments, LLC
 Date: 12/14/2020

FOR THE GOVERNMENT:

(b) (6)

Signature: _____
 Name: Nicholas
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/15/2020

WITNESSED BY:

(b) (6)

Signature: _____
 Name: General Counsel
 Title: General Counsel
 Date: 12/14/2020

- 3) The Lease Term on Page 1 of Lease No. GS-01P-LRI05039 is amended as follows

LEASE TERM

To Have and To Hold the said premises with their appurtenances for the term beginning on November 12, 2020 and continuing thru November 11, 2035, for 15 years, with a firm term of ten (10) years subject to Termination Rights hereinafter set forth, to be used for such purposes as determined by GSA.

- 4) Lease section 1.05 of Lease No. GS-01P-LRI05039 is deleted in its entirety and replaced with following:

1.05 TERMINATION RIGHTS (OCT 2016)

The Government may terminate this Lease, in whole or in parts, at any time after November 11, 2030, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

- 5) Lease section 1.12 of Lease No. GS-01P-LRI05039 is deleted in its entirety and replaced with following

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **12.19** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **14,204** RSF by the total Building space of **116,478** RSF. The tax parcel number is (b) (4).

- 6) The Government and the Lessor have agreed that the total cost including all approved change orders, is (b) (4). The total cost include all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TIs and BSAC.

Lease Amendment No.	Description	Cost
2	NTP for TIs and BSAC	(b) (4)
3	Additional outlets	(b) (4)
3	Security changes	(b) (4)
4	Additional wiring for Furniture	(b) (4)
5	F&I Locksets on Hearing room doors	(b) (4)
6	F&I Keypads on 3 restrooms	(b) (4)
6	F&I Solar Tint	(b) (4)
7	F&I additional Access Points	(b) (4)
	Total Cost	(b) (4)

- 7) The Government shall pay for the total cost by amortizing Tenant Improvement cost of (b) (4) and Building Specific Amortized Capital of (b) (4) over 120 months at an interest rate of (b) (4) percent. The remaining balance of the Total cost is (b) (4) (total cost of (b) (4) - TI amortization of (b) (4) - BSAC amortization of (b) (4)) and shall be paid by a lump-sum payment.

INITIALS: (b) (6) & (b) (6)
GOV'T

Upon this Lease Amendment being fully executed The Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS: (b) (6) & (b) (4), (b) (6)
LESSOR GOV'T

(b) (4)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 9 TO LEASE NO. GS-01P-LRI05039
ADDRESS OF PREMISES 33 Broad Street Providence, RI 02903-4175	PDN Number (b) (4)

THIS AMENDMENT is made and entered into between **Weybosset Hill Investments, LLC**

whose address is: 100 Westminster Street
Providence, RI 02903

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed for Lessor PCO #13 to furnish and install Tel / Data drop at the workstation just outside of Room #432.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- Following a Government review of Lessor PCO #13, dated December 9, 2020 all of which are depicted in Exhibit O attached, the Government has determined that cost are fair and reasonable at a total cost not to exceed (b) (4) inclusive of all fees.
- Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor PCO #13 for the above referenced lease; all of which are depicted in Exhibit O not to exceed the amount of (b) (4)

SEE PAGE 2

This Lease Amendment contains 4 pages including Exhibit O.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)

Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: _____

FOR THE GOVERNMENT:

(b) (6)

Signature: _____
 Name: Nicholas
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 1/8/2021

WITNESSED

(b) (6)

Signature: _____
 Name: _____
 Title: General Counsel
 Date: 1/8/2021

3. The total amount (lump sum payment) of (b) (4) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number (b) (4) and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Nicholas Caron
10 Causeway Street, 11th Floor
Boston, MA 02222

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS (b) (6) & (b) (6)
LESSOR GOV'T

**POTENTIAL CHANGE ORDER****PCO # 13****Project: Social Security OHO**33 Broad Street, 4th Floor, Providence, RI 02903

To: Ryan Haggerty
Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Date: 12/9/20**Change Order Description:**

Tel / Data drop at the workstation just outside of Room #432 in the Open Office Area #440. Work requested by Office Manager Ryan Vanda.



Authorized:

General Contractor

Nadeau Corporation
727 Washington St.
South Attleboro, MA 02703

Architect

Vision 3 Architects
225 Chapman Street
Providence, RI 02905

Owner

Paolino Properties
100 Westminster Street
Providence, RI 02903

Ernie Nadeau
Date:

Ryan Haggerty
Date:

Shane Brackett
Date:

727 Washington St. South Attleboro, MA 02703

Phone: 508

(b) (6)

Fax: 508

(b) (6)

INITIALS

&
LESSOR

GOV'T

BCS Integration Inc

477 South Rd
Wakefield, RI 02879

Estimate

Name/Address
Nadeau Corporation Debra Carolan 727 Washington St. South Attleboro, Ma 02703

Ship To
OHO 33 Broad St. Providence, RI 02903

Date	Estimate No.	Project	Terms
12/07/20	26754		

(b) (4)

(b) (6)(b) (6)

INITIALS